



ANNUAL MONITORING REPORT 2021

Planning and Economic Development

Leduc.ca



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INTRODUCTION

This report is intended to highlight key growth and development trends in the City of Leduc on a year to year basis to be used by the organization, development and building industry, and the public. This report focuses on growth and development from January 1st, 2021 to December 31st, 2021 unless otherwise stated.

From 2013-2018, Planning and Development created Growth Monitoring Reports (GMR) that were part of a continuous annual series of reports. In 2019, the department began to draft this Annual Monitoring Report (AMR) on an annual basis to replace the GMR. This reimagined document includes more information and data relating to growth to satisfy reporting requirements for the Edmonton Metropolitan Region Growth Plan (EMRGP) and data required for other units within the City such as Economic Development. The accumulated knowledge within this report, previous GMR reports and future AMR reports will allow the City to capture the evolution of our community, identify growth trends and patterns over time, and support sustainable growth within the City's boundaries.

Ultimately, this report will help the City to plan ahead for infrastructure investment, identify current and future land use needs, and subsequently increase its long-term sustainability. In addition, this report and future AMR reports will help inform residents, landowners, developers, investors and other interested parties on the development and growth activities of our community.

2021 Highlights

- 6 new industrial and commercial lots and 350 new residential lots were subdivided.
- 1 major Area Structure Plan was adopted thereby opening up 168 hectares (ha) of lands for residential, commercial and industrial development in the 65th Avenue area.
- 904 building permits - all land uses, \$139,943,214.12 value, an increase of 14% over last year.
- 366 new residential dwelling units with 195 being single detached, an 18% increase of single detached homes over last year.
- 76 new secondary suites were constructed.
- 475 business licenses for new businesses, out of 2342 total business licenses.
- 32% of dwelling units constructed in the Built-Up Urban Area.

General Census Data

The 2019 Leduc Municipal Census showed a total population of 33,032 persons, a growth of 584 (1.8%) more people since 2018.

A few other interesting findings from the 2019 municipal census:

- 45% of the population has been living in Leduc for 5 years or more;
- The average age of Leduc residents is 37, making the City a relatively young community; and
- 57% of Leduc workers are employed locally.

In 2021, a new federal census was conducted which showed a new population for the City of 34,094, an increase of 13.7% from the last federal census (2016). Additionally, there are now 13,507 total private dwellings with an average household size of 2.5 persons.

Population and Growth Projections

In order to better understand how Leduc has grown, how it will grow in the future, and what the City can do to shape this growth, population projections were completed by Nichols Applied Management in June 2020. The projections show a population of around 50,000 people by 2040. More information on the projections and their rationale can be found in the original report: <https://www.leduc.ca/50-year-growth-plan-population-and-employment-projections> .

- **Baseline** projection calculations take into consideration historic growth rates and status quo assumptions including accounting for the COVID-19 pandemic effects.
- **Low** scenario projections assume similar assumptions as the baseline, but account for lower growth rates following the recovery of the COVID-19 pandemic.
- **High** scenario projections include the same assumptions as the baseline scenario except that growth rates will converge to a long-term, higher, growth rate.

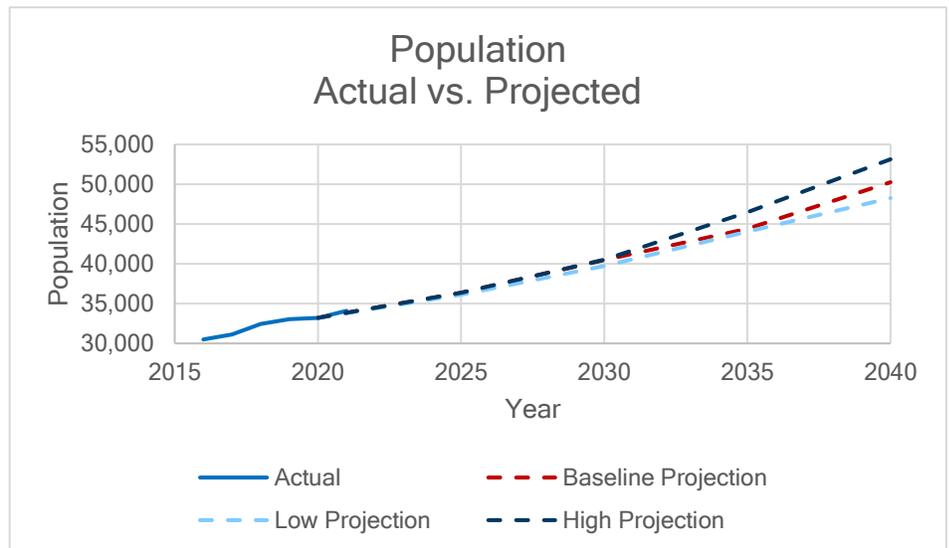


Table 1: Actual and Projected Population

	2016	2017	2018	2019	2020	2021	2025	2030	2035	2040
<i>Municipal Census (Actual)</i>	30,498	31,130	32,448	33,032	-	-	-	-	-	-
<i>Federal Census</i>	29,993	-	-	-	-	34,094	-	-	-	-
<i>Projected (Baseline)</i>	-	-	-	-	33,210	-	36,350	40,470	44,380	50,250
<i>Projected (Low)</i>	-	-	-	-	33,210	-	36,120	39,730	44,050	48,260
<i>Projected (High)</i>	-	-	-	-	33,210	-	36,360	40,520	46,470	53,130

GROWTH MONITORING

Areas Used for the Analysis

All residential neighbourhoods depicted in this document utilize the same neighbourhood name identified in other official City of Leduc planning documents and Leduc's 2019 Municipal Census data. Furthermore, land use (future and existing) was extracted from both the Land Use Bylaw, area structure plans (ASP's) and the 2020 Municipal Development Plan (MDP).

Subdivided Area and Land Reserve

The following section is an overview of the subdivided area within the City and the remaining land available for urban development, referred to as 'land reserve'.

The gross land area and gross land reserve land use types are determined by an ASP, or where there isn't one in place, the MDP. In some cases, ASPs and OLPs exclude arterial or all levels of road (arterial, collector and local) within the plan area, with the result that the land use area is in fact a net area of land. Therefore, in these cases the gross land reserve shown in this report is not a true gross land reserve (as roads have been preemptively removed from the total). This may cause slight fluctuations in land reserve year over year as land becomes absorbed. These fluctuations will be noted as needed.

Gross Land Area by Neighbourhood:

The gross area of land within a neighbourhood for any given land use:

Planned Areas: Includes areas where land use has been predetermined by a secondary plan (i.e., ASP)

- **Residential:** Includes areas identified at the ASP level as Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR) and parks.
- **Commercial:** Includes areas identified at the ASP level as General Commercial, Neighbourhood Commercial, Shopping centre commercial, Commercial (c-3).
- **Industrial:** Includes areas identified at the ASP level as Flex Business, Business Commercial, Aero Employment, Medium Industrial, Light Industrial.
- **Institutional:** Includes areas identified at the ASP level as School, School with Public Park, Urban Services.

Unplanned Area: Includes the SE25, Banks of Crystal Creek Draft ASP Area, NE22 as per Figure 2 of the 2020 MDP. Many other areas within the City are unplanned, including central neighbourhoods that have already been developed. For the purpose of this report, unplanned areas are the greenfield areas at the periphery of the built-up portion of the city. The future land uses for Unplanned Areas is prescribed on Figure 10 of the 2020 MDP

- **Employment:** Areas for future industrial and commercial development.
- **Residential:** Areas for residential neighbourhood development (may include smaller scale commercial developments and institutional development).

Gross Existing Subdivided Areas:

Existing subdivided areas are determined by the sum of all subdivisions (total area in ha) that were registered prior to subject year (2021). Every year when this report is updated, subdivisions that were registered in the year prior will be added to the gross area.

Gross Newly Subdivided Areas:

During 2021, a total of 21.9 ha of area was subdivided for residential and non-residential purposes, and 356 new lots were created to accommodate short-term future growth. From this total:

- 3 lots totaling 8.3ha (38% of the total newly subdivided area) were subdivided to accommodate future industrial development;
- 3 lots totaling 0.6 ha (3% of the total newly subdivided area) was subdivided to accommodate future commercial development;
- 350 lots totalling 10.3 ha (59% of the total newly subdivided area) was subdivided to accommodate future residential development; and
- There were 7 subdivisions for Road Plans that are not included in this analysis.

This table shows the total gross area of the registered subdivisions of the subject year. Gross area includes circulation, municipal reserve, environmental reserve, and other land uses such as public utility lots (PULs) and stormwater facilities:

Table 2: Newly Subdivided Areas			
Neighbourhood	Land Use	Newly Subdivided Area (ha)	New Lots Created (#)
<i>Alexandra Park*</i>	<i>Residential</i>	<i>0.1</i>	<i>2</i>
<i>Blackstone</i>	<i>Residential</i>	<i>2.3</i>	<i>66</i>
<i>Corinthia Park</i>	<i>Residential</i>	<i>0.5</i>	<i>1</i>
<i>Leduc Industrial Park/Saurabh/Northeast Industrial</i>	<i>Industrial</i>	<i>8.3</i>	<i>3</i>
<i>Robinson</i>	<i>Residential</i>	<i>1.2</i>	<i>32</i>
<i>Southfork</i>	<i>Residential</i>	<i>4.1</i>	<i>120</i>
<i>West Commercial*</i>	<i>Commercial</i>	<i>0.6</i>	<i>3</i>
<i>West Haven</i>	<i>Residential</i>	<i>2.3</i>	<i>54</i>
<i>Woodbend</i>	<i>Residential</i>	<i>2.6</i>	<i>75</i>
Total		21.9	356

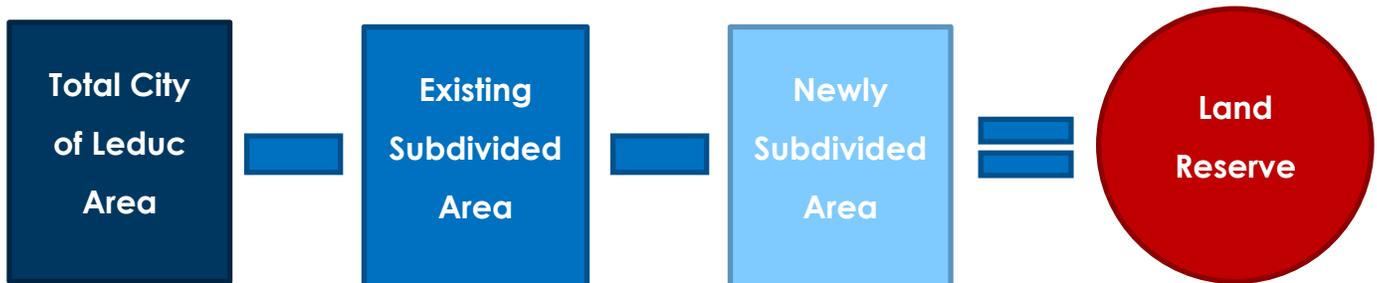
*Area for the residential subdivision in Alexandra Park and commercial subdivision in West Commercial was not subtracted from land reserve in that neighbourhood, as the subdivision was simply to split parcels to prepare the area for future planning and development. These areas were previously part of the *Gross Existing Subdivided Areas*.

Table 3: Subdivisions and Lots Created by Year

Year	<i>Newly Subdivided Area (ha)</i>	<i>New Lots Created (#)</i>
2019	28.1	171
2020	65.1	11
2021	21.9	356

Gross Land Reserve:

Gross land reserve is the sum of the gross area, minus both the existing subdivided area and the gross newly subdivided area. Land reserve is the measure of land remaining for future long-term development within the City's municipal boundaries. These lands will be subdivided and serviced sometime in the future. Several factors will greatly impact the timeline at which the reserve will be consumed including market conditions, servicing capacities, and most importantly, the desires and strategies of land owners in developing their assets.



This report separates the City's land reserve into 2 major categories; *planned land reserve* and *unplanned land reserve*. Planned land reserve includes areas where land use has been predetermined by a secondary planning document (i.e., ASP or outline plan). Planned land reserve falls under 4 categories: residential, commercial, industrial and institutional, which are defined above. Unplanned areas are more generalized areas for future growth, where land use has been determined by the Municipal Development Plan and no secondary, more detailed, planning has occurred. These areas are broken into two categories: employment and residential which have been defined above.

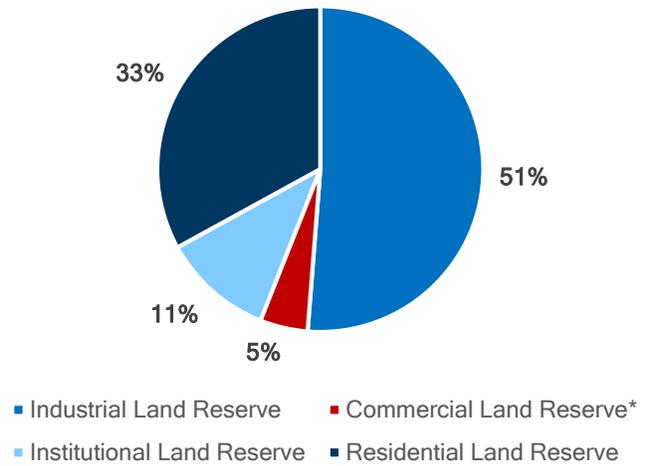
In 2021 a large ASP was approved by Council (65th Avenue Area Structure Plan), moving 168 ha of land into planned land reserve. This ASP includes residential, industrial and commercial development that will provide local and regional services within Leduc. Due the approval of this ASP, planned land reserve was increased in all 4 categories, see Table 4. 23.1ha of lands, identified in the ASP, were completely removed from all land reserve calculations as a portion of the plan area includes Provincial Lands that are reserve for future provincial infrastructure projects However, total land reserve saw a decrease due to the number of residential and non-residential subdivisions that have occurred, leaving 21.9 ha of land ready for development.

Table 4: Gross Land Reserve

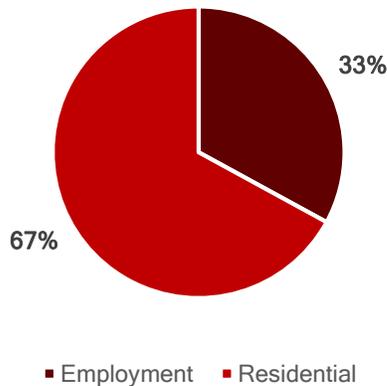
Year	Unplanned Land Reserve			Planned Land Reserve					Total
	Employment	Residential	Total	Industrial	Commercial	Institutional	Residential	Total	
2019	256 ha	236 ha	492 ha	624 ha	50 ha	138 ha	455 ha	1267 ha	1759 ha
2020	256 ha	236 ha	492 ha	618 ha	50 ha	138 ha	455 ha	1261 ha	1753 ha
2021	99 ha↓	202 ha↓	301 ha↓	712 ha↑	66 ha↑	153 ha↑	458 ha↑	1390 ha↑	1690 ha↓

As shown in Graph 2, the majority of planned land reserve has been designated for industrial development followed by residential land reserve. A similar split exists for unplanned lands where the majority is set aside for future residential developments. Future planning is already underway for a large residential area within the southwest of the city. Graph 4 illustrates that the City of Leduc has planned a significant amount of reserve lands through secondary planning documents (i.e., ASPs), preparing a large majority of the city for the next stages of development.

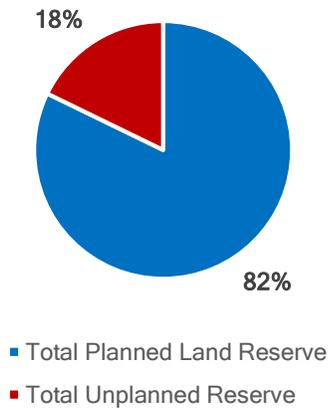
Graph 2: Planned Land Reserve Distribution



Graph 3: Unplanned Land Reserve Distribution



Graph 4: Planned vs. Unplanned Land Reserve



Residential Areas Overview

Residential land reserve for greenfield development is contained within 13 planned neighbourhoods as well as areas without an ASP, identified as unplanned areas.

Table 5: Residential Areas Land Breakdown

Neighbourhood	Land Use	Gross Land Area (ha)	Gross Existing Subdivided Areas (ha)	Gross Newly Subdivided Areas (ha)	Gross Land Reserve (ha)
<i>Eaton/Emery</i>	<i>Residential</i>	24.1	0	0	24.1
	<i>Industrial</i>	29.3	0	0	29.3
	<i>Commercial</i>	5.8	0	0	5.8
	<i>Institutional</i>	5.5	0	0	5.5
<i>Blackstone</i>	<i>Residential</i>	53.4	21.5	2.3	29.7↓
	<i>Commercial</i>	4.1	0	0	4.1
	<i>Institutional</i>	7.3	0	0	7.3
<i>Brightwell</i>	<i>Residential</i>	57.4	0	0	57.4
	<i>Commercial</i>	N/A	N/A	N/A	N/A
	<i>Institutional</i>	7.3	0	0	7.3
<i>Crystal Creek</i>	<i>Residential</i>	27.1	0	0	27.1
	<i>Commercial</i>	10.4	0	0	10.4
	<i>Institutional</i>	25.6	1.6	0	24.0
<i>Deer Valley/Creekside</i>	<i>Residential</i>	55.4	43.2	0	12.2
	<i>Commercial</i>	1.8	1.8	0	0.0
	<i>Institutional</i>	5.9	3.8	0	2.1
<i>NW 33</i>	<i>Residential</i>	32.7	0	0	32.7
	<i>Industrial</i>	14.7	0	0	14.7
	<i>Commercial</i>	13.5	0	0	13.5
	<i>Institutional</i>	2.2	0	0	2.2
<i>Robinson</i>	<i>Residential</i>	57.8	33.1	1.2	23.6↓
	<i>Commercial</i>	N/A	N/A	N/A	N/A
	<i>Institutional</i>	6.8	0	0	6.8
<i>Southfork</i>	<i>Residential</i>	197.2	80.1	4.1	113.1↓
	<i>Commercial</i>	0.6	0.6	0	0.0
	<i>Institutional</i>	9.5	3.2	0	6.3
<i>Suntree</i>	<i>Residential</i>	52.0	52	0	0
	<i>Commercial</i>	2.9	2.9	0	0
	<i>Institutional</i>	7.1	7.1	0	0
<i>Southeast (Tribute/Meadowview)</i>	<i>Residential</i>	186.7	107.2	0	79.5
	<i>Commercial</i>	N/A	N/A	N/A	N/A
	<i>Institutional</i>	17.3	17.3	0	0
<i>West Haven</i>	<i>Residential</i>	58.8	54.8	2.3	1.7↓
	<i>Commercial</i>	1.0	0.9	0	0
	<i>Institutional</i>	3.4	3.4	0	0

<i>Windrose</i>	<i>Residential</i>	63.3	63.3	0	0
	<i>Commercial</i>	N/A	N/A	N/A	N/A
	<i>Institutional</i>	N/A	N/A	N/A	N/A
<i>Woodbend</i>	<i>Residential</i>	55.6	11.6	2.7	41.4↓
	<i>Commercial</i>	5.9	5.9	0	0
	<i>Institutional</i>	3.1	0	0	3.1
<i>65th Avenue</i>	<i>Residential</i>	34.5	0	0	34.5
	<i>Commercial</i>	15.9	0	0	15.9
	<i>Industrial</i>	102.2	0	0	102.2
	<i>Institutional</i>	15	0	0	15
	<i>Other (Provincial)</i>	23.8	0	0	23.8
<i>Unplanned</i>	<i>Residential</i>	201.6	0	0	201.6
	<i>Employment</i>	122.9	0	0	122.9

Employment Areas Overview

Employment area land reserve is concentrated in 6 different areas as well as the unplanned area. These reserve lands possess various opportunities to accommodate a combination of commercial, industrial, and institutional land uses in the future.

Table 6: Employment Areas Land Breakdown

Neighbourhood	Land Use	Gross Land Area (ha)	Gross Existing Subdivided Areas (ha)	Gross Newly Subdivided Areas (ha)	Gross Land Reserve (ha)
<i>Leduc Business Park/Saurabh/Northeast Industrial</i>	<i>Industrial</i>	596.0	518.5	8.3	69.1 ↓
	<i>Commercial</i>	126.2	126.2	0	0
<i>Sawridge</i>	<i>Industrial</i>	28.7	14.1	0	14.6
	<i>Institutional</i>	21.1	0.00	0	21.1
<i>Harvest Industrial Park</i>	<i>Industrial</i>	96.7	30.3	0	66.4
	<i>Institutional</i>	10.6	6.2	0	4.4
<i>Lakeside Industrial Park</i>	<i>Industrial</i>	50.4	0	0	50.4
	<i>Institutional</i>	4.6	5.5	0	-0.9*
<i>East Telford Lake ASP</i>	<i>Industrial</i>	365.3	0	0	365.3
	<i>Commercial</i>	16.3	0	0	16.3
	<i>Institutional</i>	48.9	0	0	48.9
<i>Eaton/Emery</i>	<i>Residential</i>	24.1	0	0	24.1
	<i>Industrial</i>	29.3	0	0	29.3
	<i>Commercial</i>	5.8	0	0	5.8
	<i>Institutional</i>	5.5	0	0	5.5

65th Avenue	<i>Residential</i>	34.5	0	0	34.5
	<i>Commercial</i>	15.9	0	0	15.9
	<i>Industrial</i>	102.2	0	0	102.2
	<i>Institutional</i>	15	0	0	15
	<i>Other (Provincial)</i>	23.8	0	0	23.8
Unplanned	<i>Residential</i>	201.6	0	0	201.6
	<i>Employment</i>	122.9	0	0	122.9

*Negative land reserve is due to the ASP for the Lakeside Industrial Park showed 4.6ha for Environmental Reserve (ER) and at the time of subdivision, 5.5ha was taken.

Vacant Lots

Vacant lots are subdivided lots that have not yet been developed (no structure or activity on site). There are several in previously developed areas, making them opportunities for infill development. However, the majority of vacant lots identified below are in developing greenfield areas on the periphery of the City - it can be expected that these lots will be absorbed in the short-term as these neighbourhoods continue to develop. Vacant lot data was extracted on January 20th, 2022. This data will change throughout the year as development occurs.

Residential Vacant Lots

Table 7: Residential Vacant Lots by Neighbourhood		
Neighbourhood	Area	Number of Vacant Lots
<i>Alexandra Park</i>	<i>Developed</i>	3
<i>Blackstone</i>	<i>Greenfield</i>	74
<i>Bridgeport</i>	<i>Developed</i>	1
<i>Central Business District</i>	<i>Developed</i>	1
<i>Corinthia Park</i>	<i>Developed</i>	1
<i>Deer Valley</i>	<i>Greenfield</i>	21
<i>Meadowview</i>	<i>Greenfield</i>	28
<i>North Telford</i>	<i>Developed</i>	4
<i>Robinson</i>	<i>Greenfield</i>	35
<i>Southfork</i>	<i>Greenfield</i>	139
<i>Tribute</i>	<i>Greenfield</i>	1
<i>West Haven</i>	<i>Greenfield</i>	55
<i>Willow Park</i>	<i>Developed</i>	1
<i>Windrose</i>	<i>Greenfield</i>	3
<i>Woodbend</i>	<i>Greenfield</i>	64
Total		430

Table 8: Residential Vacant Lots by Land Use

Land Use District (Land Use Bylaw)	Number of Vacant Lots
<i>DC - Direct Control</i>	181
<i>MUC - Mixed-Use Comprehensive</i>	1
<i>MUN - Mixed-Use Neighbourhood</i>	9
<i>MUR - Mixed-Use Residential</i>	47
<i>RNL - Residential Narrow Lot</i>	173
<i>RSD - Residential Standard District</i>	19

* All vacant DC-Direct Control lots identified are for narrow lot/zero lot line development in developing neighbourhoods.

Most vacant lots are RNL-Residential Narrow Lot and DC-Direct Control lots, two land use districts that allows for much narrower lots for compact development with increased density. There is an abundance of these lots available for development, as that's where the majority of market opportunity is.

Non-Residential Vacant Lots

Graph 5: Vacant Lots by Land Use

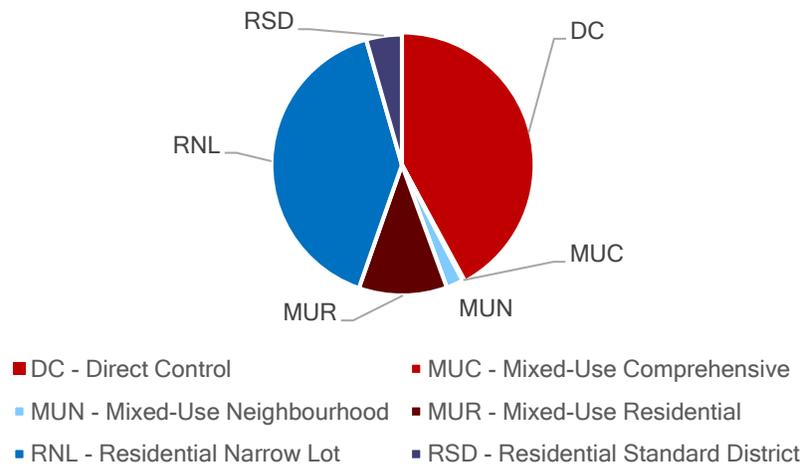


Table 9: Non-Residential Vacant Lots by Neighbourhood

Neighbourhood	Number of Vacant Lots
<i>Alexandra Park</i>	1
<i>Central Business District</i>	6
<i>East Industrial</i>	1
<i>Harvest Industrial Park</i>	18
<i>Leduc Business Park</i>	59
<i>Northeast Industrial</i>	1
<i>Northwest Commercial</i>	3
<i>Saurabh Park</i>	3
<i>Sawridge Business Park</i>	17
<i>Telford Industrial Park</i>	8
<i>West Commercial</i>	1
Total	118

Table 10: Non-Residential Vacant Lots by Land Use

Land Use District (Land Use Bylaw)	Number of Vacant Lots
CBD- Central Business District	5
CBO- Commercial Business Oriented	8
CSC- Commercial Shopping Centre	1
GC- General Commercial	4
IBL-Business Light Industrial	3
IL-Light Industrial	38
IM-Medium Industrial	57
DC- Direct Control	2

The majority of non-residential vacant lots fall under an industrial land use. The industrial land uses allow for a variety of industrial type developments including business light industrial, light industrial and medium industrial which accommodates a variety of indoor and outdoor industrial uses, served by adequate industrial roads. There are no heavy industrial land uses in Leduc.

Graph 6: Non-Residential Vacant Lots By Land Use

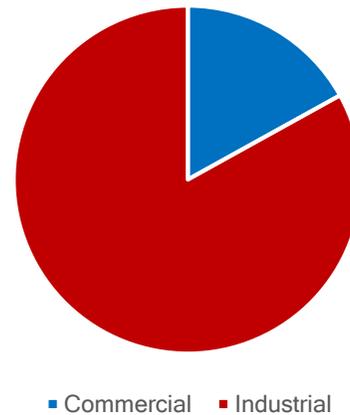
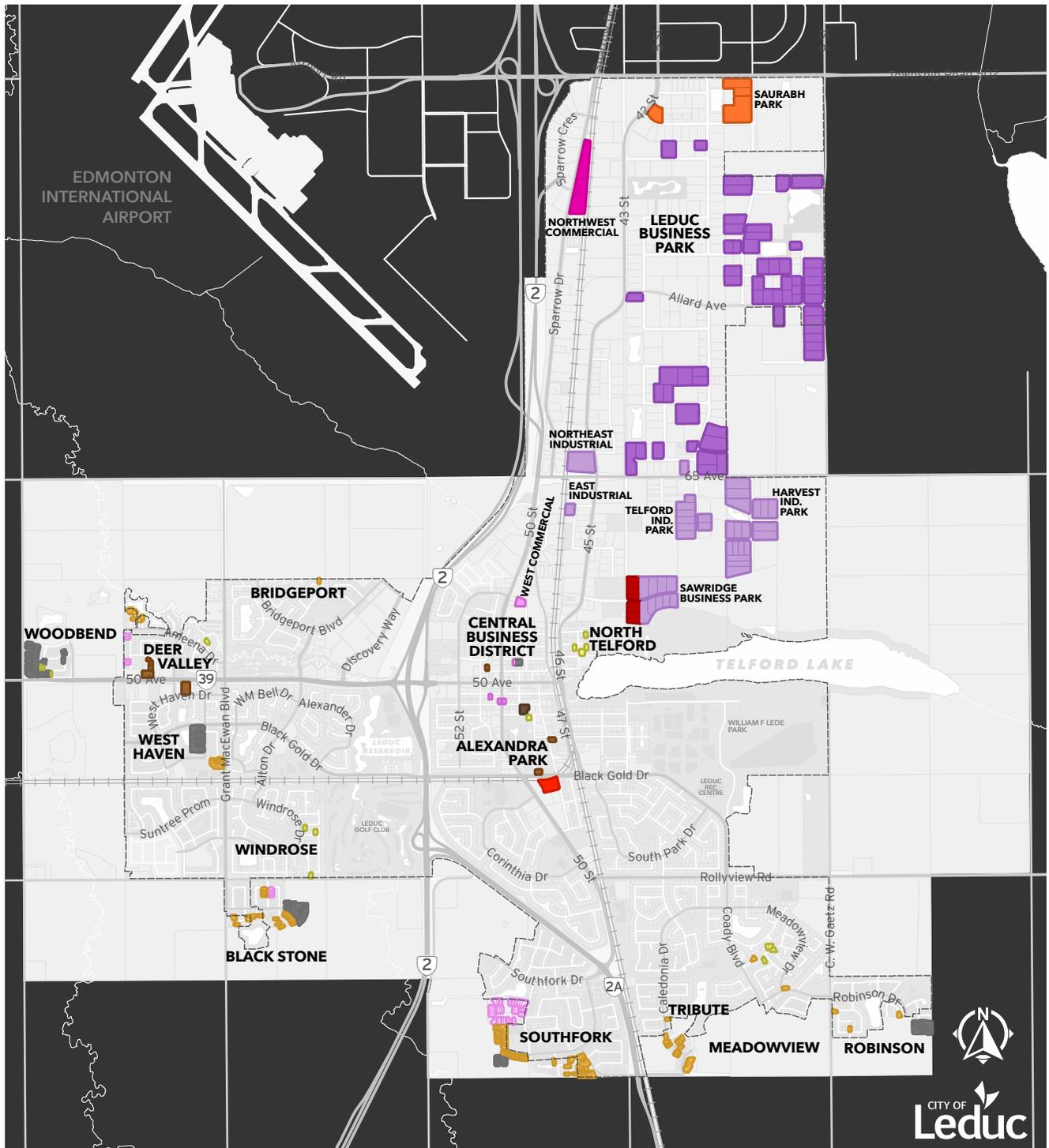


Table 11: Vacant Lots Comparison by Year

Year	Residential Vacant Lots	Non-Residential Vacant Lots	Total Vacant Lots
<i>2019</i>	531	119	651
<i>2020</i>	371	117	488
<i>2021</i>	430	118	548

MAP 2: VACANT LOTS



RESIDENTIAL LOTS (LUB)

- DC - Direct Control
- MUC - Mixed-Use Comprehensive
- MUN - Mixed-Use Neighbourhood
- MUR - Mixed-Use Residential
- RNL - Residential Narrow Lot
- RSD - Residential Standard District

NON-RESIDENTIAL LOTS (LUB)

- CBD - Central Business District
- CBO - Commercial Business Orientated
- CSC - Commercial Shopping Centre
- GC - General Commercial
- IBL - Business Light Industrial
- IL - Light Industrial
- IM - Medium Industrial

Built Up Urban Area (BUUA)



NEW BUILDING CONSTRUCTION

This section provides building permit data going back to 2016. Analyzing trends in building permit data over many years can help determine the relative strength of the real estate market and the building industry in a given year. However, one thing to note is that this data represents permits that were approved in the specified year - it does not directly reflect the number of buildings that were occupied year over year.

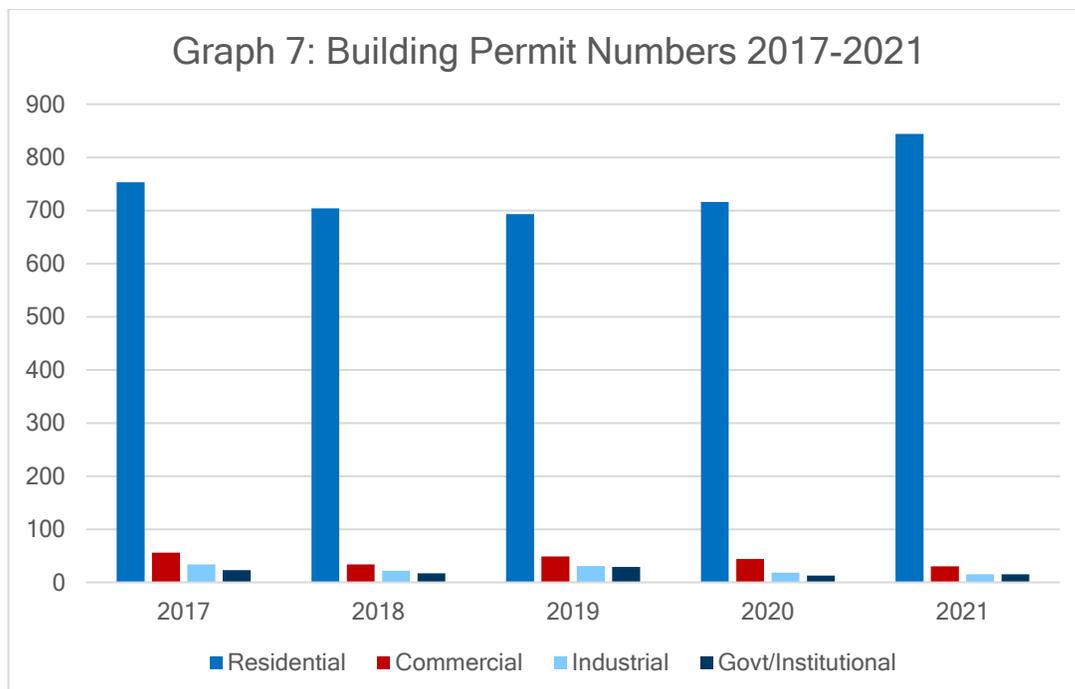
Building Permit Numbers

Table 12: Building Permit Numbers

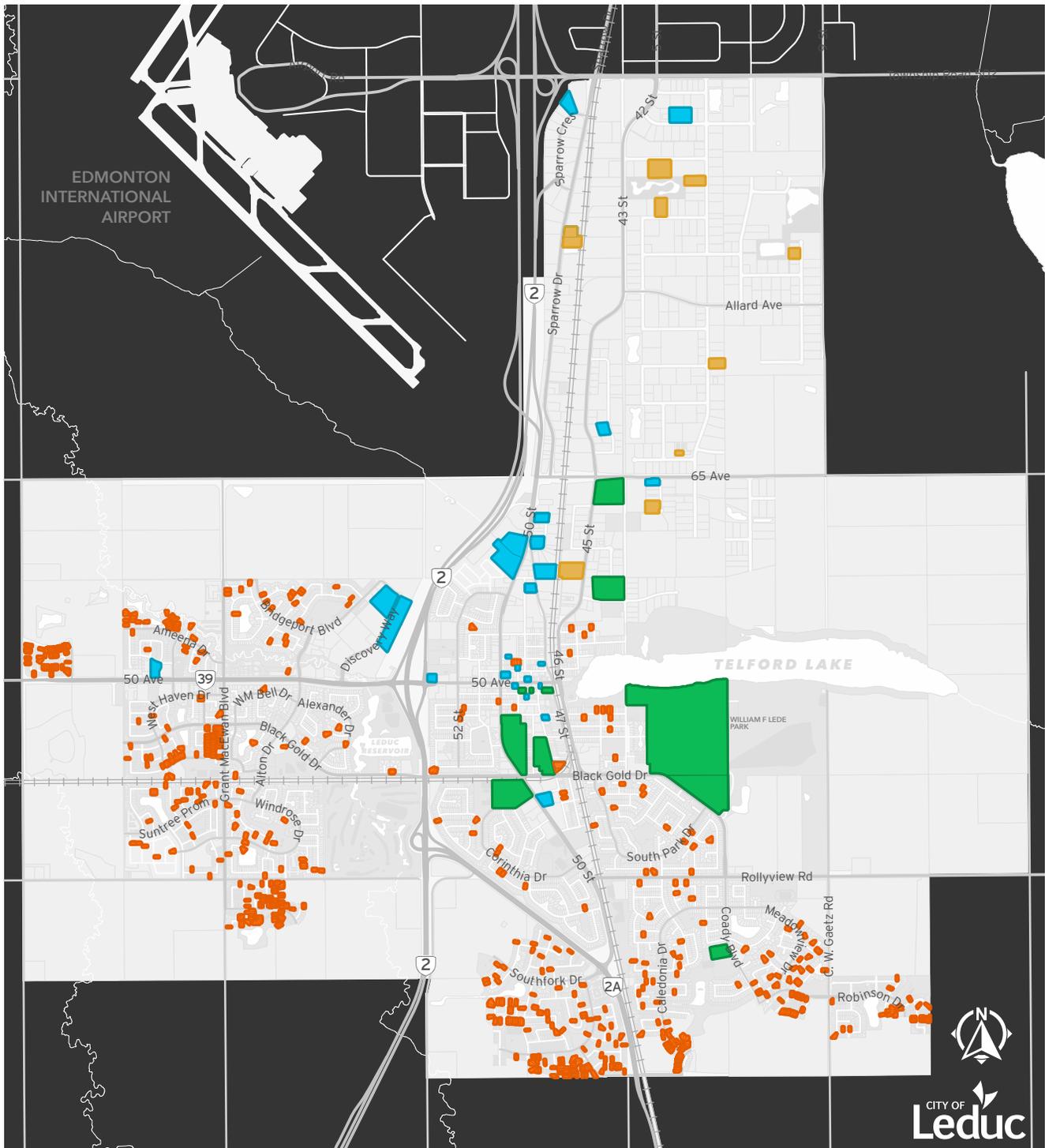
Year	Residential	Commercial	Industrial	Govt/Institutional	Total
2017	753	56	34	23	866
2018	704	34	22	17	777
2019	693	49	31	29	802
2020	716	44	18	13	791
2021	844	30	15	15	904

*For residential permits, number includes permits for accessory uses.

The majority of building permits issued in 2021 were residential permits. Many of these permits include permits for accessory uses such as deck, sheds, detached garages and other uses permitted on residential lots. A total of 364 out of 844 residential permits were for new residential dwelling units. There was an increase in the number of residential and institutional permits compared to 2020, however, there were decreases in commercial, and industrial permits.



MAP 3: BUILDING PERMITS



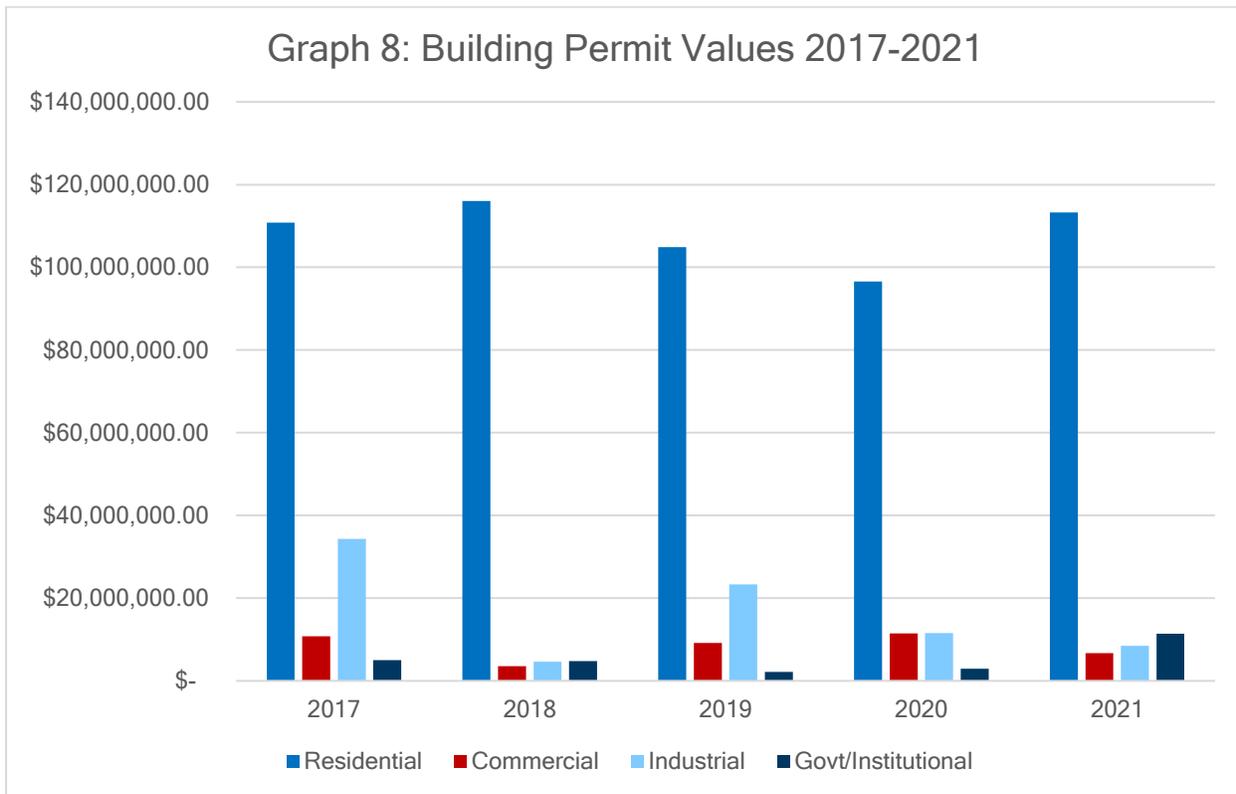
BUILDING PERMITS (LUB)

- Commercial
- Government/Institutional
- Residential
- Industrial

Building Permit Values

Table 13: Building Permit Values					
Year	Residential	Commercial	Industrial	Govt/Institutional	Total
2016	\$73,681,372.93	\$25,056,840.00	\$10,759,770.00	\$13,328,887.00	\$122,826,869.93
2017	\$110,799,071.18	\$10,749,429.00	\$34,295,091.00	\$5,004,308.00	\$160,847,899.18
2018	\$116,070,331.26	\$3,577,701.00	\$4,648,467.00	\$4,810,274.00	\$129,106,773.26
2019	\$104,853,387.60	\$9,205,968.64	\$23,352,007.00	\$2,176,245.00	\$139,587,608.24
2020	\$96,572,234.42	\$11,515,274.00	\$11,554,470.00	\$2,970,012.00	\$122,611,990.42
2021	\$113,294,736.12↑	\$6,728,500.00↓	\$8,484,000.00↓	\$11,435,978.00↑	\$139,943,214.12↑

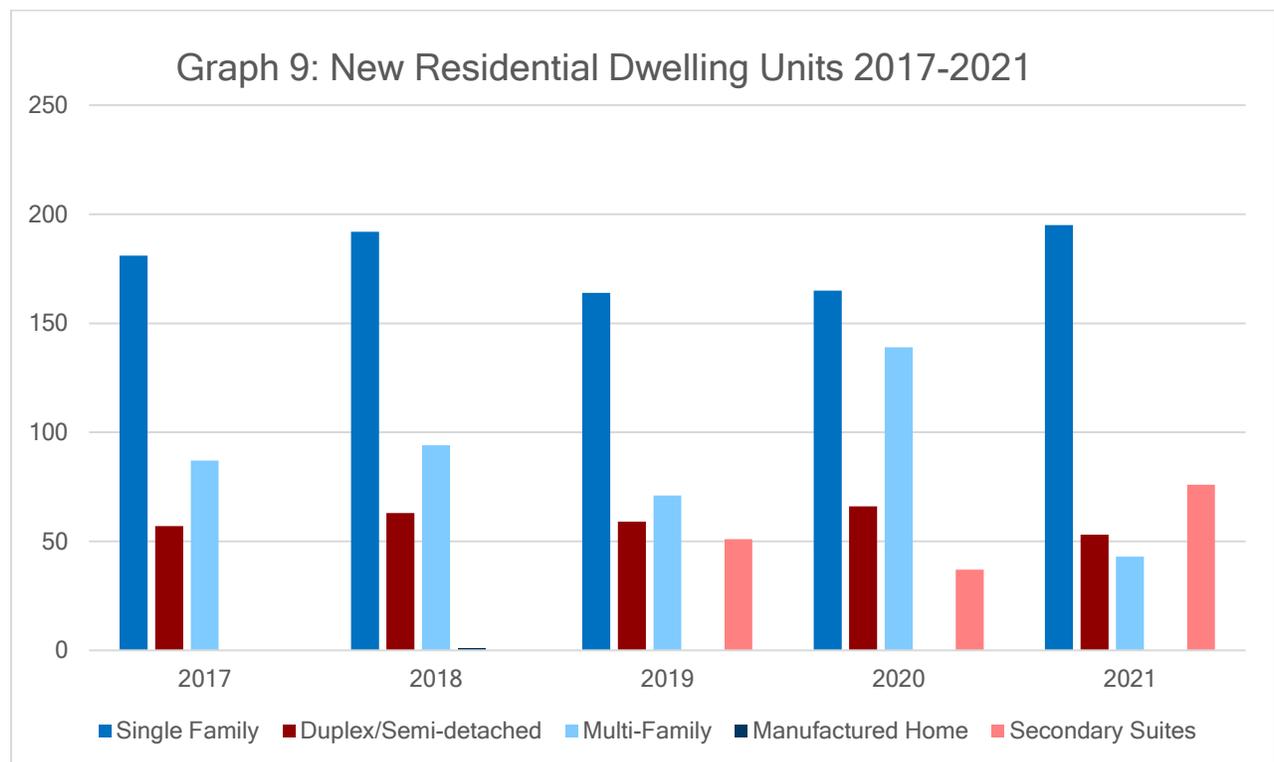
There was an increase in building permit value for both residential and institutional permits in 2021. Commercial and industrial permit values, however, decreased in 2021. Overall, there was an increased in over \$17 million in permit values from 2020.



New Residential Dwellings

Year	Single Detached	Duplex/Semi-Detached	Multi-unit	Manufactured Home	Secondary Suites	Total
2016	105	70	47	-	Not available	222
2017	181	57	87	-	Not available	325
2018	192	63	94	1	Not available	350
2019	164	59	71	-	51	345
2020	165	66	139	-	37	407
2021	195	53	43	-	76	366

2021 saw a decrease in the number of residential dwelling units constructed for semi-detached, multi-unit and manufactured home building types. There was an increase in single detached dwellings and secondary suites. This is the third year that secondary suites were tracked, showing 73 new suites constructed in 2021 in both mature neighbourhoods and in newly constructed dwellings.



The following table show dwellings units by builder within the City. Multi-family include units from duplex, townhouses, and other multi-family type developments.

Table 15: Dwelling Units by Builder				
Builder	Total			Total
	Multi	Single	Secondary Suites	
Alquinn Homes Ltd.	-	1	-	1
AREO Homes PVT Ltd.	8	-	1	9
Art Custom Homes Inc.	-	3	2	5
Bedrock Homes Ltd.	-	16	-	16
Caliber Master Builder Ltd.	-	2	-	2
Cantiro Homes GP Ltd.	22	2	21	45
Cranston Homes	18	26	21	65
Creation Communities Inc.	12	-	3	15
Encore Master Builder Inc.	-	11	6	17
Enstyle Homes Ltd.	-	3	-	3
Genius Homes Ltd	2	-	-	2
Great Canadian Homes Ltd.	-	2	-	2
Homes by Avi (Edmonton) Inc.	-	14	-	14
Homes by Sher-Bilt Inc.	-	1	-	1
Homexx Corporation	-	5	-	5
Incredible Construction Ltd.	2	2	-	4
Jayman BUILT	-	20	1	21
Klair Custom Homes Edmonton Ltd.	-	5	-	5
Kumar Homes Ltd.	-	3	-	3
Lincolnberg Homes	-	1	-	1
Look Master Builder Edmonton Inc.	-	15	-	15
Marcson Homes Ltd.	4	-	-	4
Mclean & Mclean Customs Homes Ltd.	-	1	-	1
New Era Luxury Homes	6	-	-	6
Pacesetter Homes Ltd.	4	-	-	4
Peak Custom Homes Ltd.	-	2	-	2
Prominent Homes Edmonton Ltd.	-	12	1	13
Rayhana Homes Ltd.	10	-	-	10
Royce Customs Homes Ltd.	-	3	3	6
San Rufo Homes Ltd.	-	5	-	5
Sehjas Homes Ltd.	-	4	-	4
Singh Home Builders	-	3	-	3
SJS Homes Ltd.	-	2	-	2
Suraj Builders Inc.	-	4	-	4
Triumph Homes Ltd.	2	2	-	4
Victory Homes Ltd.	-	14	3	17
Other	5	12	14	31
Total City of Leduc	95	196	76	366

*Multi-unit per units not per permit.

BUSINESS LICENSES

Business Licenses by Type

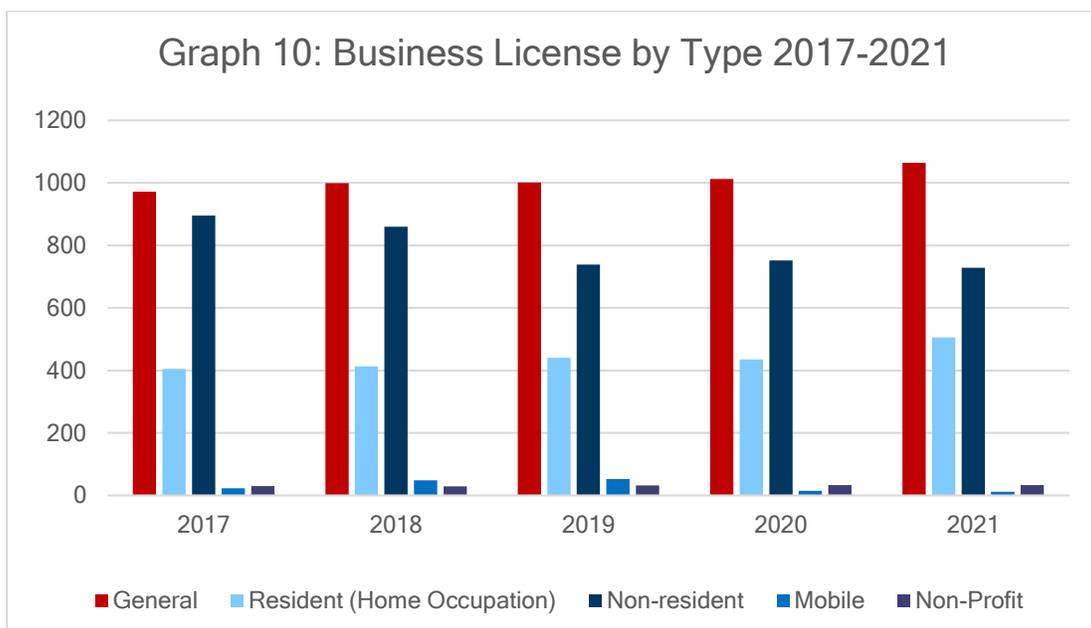
Business Licenses in the City of Leduc are divided into five different categories:

- **General:** Businesses based within the City of Leduc in a commercial or industrial land use classification.
- **Resident (Home Office/Home Occupation):** Businesses based out of a residential dwelling within the City of Leduc.
- **Non-resident:** Businesses based outside of the City of Leduc limits.
- **Mobile:** Businesses that operate out of a temporary structure, display, or stand (e.g., Corn stand, food truck at a special event, temporary windshield repair, etc.).
- **Non-profit:** Non-profit or charitable organization based within the City of Leduc.

Table 16: Business Licenses by Type

Year	General	Resident	Non-resident	Mobile	Non-Profit	Total
<i>2017</i>	972	405	895	23	30	2325
<i>2018</i>	999	413	860	48	29	2349
<i>2019</i>	1001	440	739	52	32	2264
<i>2020</i>	1013	435	752	15	33	2248
<i>2021</i>	1064	505	728	12	33	2342

The majority of business licenses were issued for general business and non-resident businesses, which has been the case for the last 5 years.



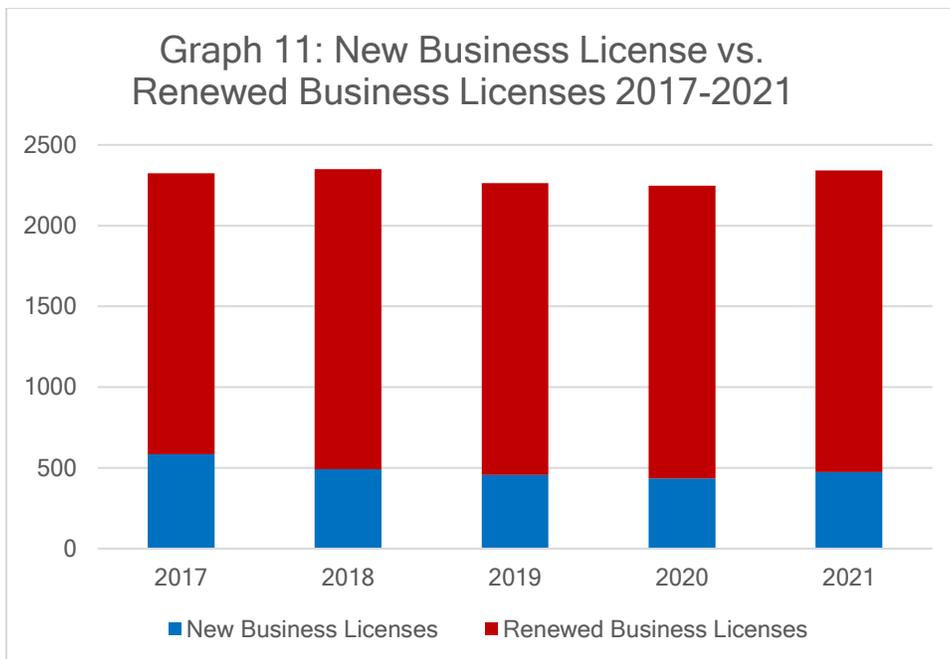
New Business Licenses

The table and graph below show the proportion of business licenses issued each year that were for new businesses, as opposed to renewals for an existing business. 2021 saw a slight increase in business licenses for new businesses in Leduc.

Table 17: New Business Licenses in 2021

Year	New Business Licenses	% of Total
2017	585	25.2%
2018	491	20.9%
2019	457	20.2%
2020	435	19.4%
2021	475	20.3%

Graph 11: New Business License vs. Renewed Business Licenses 2017-2021



EDMONTON METROPOLITAN REGION BOARD - KPIS

Greenfield Area Density

Monitoring density in greenfield neighbourhoods that are currently being developed is important to ensure development is reaching targets set forth in the MDP and local ASPs. Density, as defined by the EMRGP, is measured as “an average dwelling unit per net residential hectare (du/nrha) within an ASP area”. The new EMRGP (adopted in 2017) requires all new neighbourhoods to meet a minimum of 35 du/nrha. In most cases, ASPs within the City came into effect prior to the adoption of the EMRGP, and do not have to meet this standard. Deer Valley/Creekside is the only area currently developing that is required to meet the 35 du/nrha minimum. However, all ASPs set a target, or “planned” density, and the City monitors actual built density to ensure that it remains as close to the planned density as possible.

Minimum Greenfield Density
Minimum dwelling unit density for new residential areas.



Table 18 outlines the developing neighbourhoods and their planned density versus actual density as of 2021. Cases where the actual density is less than planned (negative number) does not always mean that the neighbourhood is not achieving its target density. It is often a result of lower density development occurring in the neighbourhood prior to medium and high-density developments that are planned for the future.

Table 18: Residential Density

Neighbourhood	Net Area (ha)	Address Count	Secondary Suites	2021 Unit Density (per ha)	Planned Density	Actual vs. Planned Density*
<i>Blackstone</i>	12.7	377	65	34.8	30.20	+4.6
<i>Deer Valley/Creekside**</i>	24.9	872	16	35.5	50.00	-14.5
<i>Meadowview Park</i>	39.4	718	30	19.0	See combined planned density below	See ASP density below
<i>Tribute</i>	22.4	561	2	25.1		
<i>Southeast Leduc ASP</i>	61.8	1279	18	21.2	27.20	-6.0
<i>Robinson</i>	18.7	488	14	26.9	31.30	-4.4
<i>Southfork</i>	62.5	1688	22	27.4	29.06	-1.7
<i>Suntree</i>	35.0	866	4	24.9	21.90	+3.0
<i>West Haven</i>	19.7	925	1	47.0	See combined planned density below	See ASP density below
<i>West Haven Park</i>	14.7	390	18	27.7		
<i>West Haven Estates ASP</i>	32.2	1261	12	38.7	19.70	+19.0
<i>Windrose</i>	37.9	720	1	19.0	19.00	+0.04
<i>Woodbend</i>	6.6	197	23	33.5	27.36	+6.13

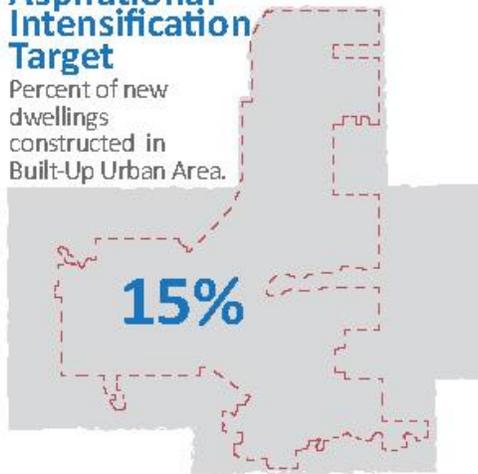
*Positive means actual exceeds planned. Negative means actual is less than planned.

**ASP required to meet 35 du/nrha.

Built-Up Urban Area Density

Aspirational Intensification Target

Percent of new dwellings constructed in Built-Up Urban Area.



The Built-up Urban Area (BUUA) is defined, as per the EMRGP, as “all lands located within the limits of the developed urban area within plans of subdivision that were registered as of December 31, 2016”. During the development of the 2020 MDP, the actual boundary for this area was delineated to match that definition. The EMRGP requires the City to aspire to 15% of new residential developments within the City to be within this BUUA. In 2021, 32% of units were constructed within this area. While this exceeds the target of 15%, a large majority of these developments consisted of greenfield construction on the

periphery of the BUUA. Once those vacant lots are absorbed over the next few years, much of the intensification will have to be concentrated in mature areas in order to meet the target.

29% of secondary suites developed in 2021 were also constructed in the BUUA, down from 62% in 2020, meaning there is an increase in secondary suites being developed in new, greenfield, dwellings. Secondary suites are defined as any self-contained dwelling unit that is located within a primary dwelling unit or on the same parcel, where both dwelling units are registered under the same land title. These could include basement, garden, and garage suites. This type of soft infill is an excellent way to offset housing costs, provide more affordable housing opportunities and contribute to intensification within mature neighborhoods.

Table 19: 2021 BUUA Intensification

Unit Metrics	In Built Up Area	Outside Built Up Area	Total	Percent of Total Units In Built Up Area
Building Permits Issued	102	196	298	34%
Units under Building Permit	103	196	299	34%
Secondary Suites	22	54	76	29%
New Units	125	250	375	33%
Units Demolished	9	0	9	100%
Net New Units	116	250	366	32%

Table 20: Net New Units Year Over Year

Year	In Built Up Urban Area	Outside Built Up Urban Area	Total	Percent of Total Units in Built Up Area
2019	120	183	303	40%
2020	231	168	399	58%
2021	116	250	366	32%

Urban Centre Intensification

The EMRGP defines urban centers as “central urban areas in the metropolitan area that provide a sub-regional level of service”. Urban centers are intended to accommodate mixed use development at higher intensities, and include downtowns and central areas of urban communities.

The EMRGP sets an aspirational density target of 100 du/nrha for the Urban Centre. Currently Leduc’s Urban Centre has a density of about 41 du/nrha, so there is a long way to go before reaching 100. However, the Airport Vicinity Protection Area (AVPA) regulation places dwelling unit limits on Leduc’s Central Business District (a part of the Urban Centre), preventing the City of Leduc from fully achieving the aspirational target set out in the EMRGP.

In 2021, 0.4 ha of land, with 5 dwelling units, were rezoned for commercial use which resulted in a lower net residential area for the Urban Centre and fewer dwelling units. This resulted in a slight fluctuation of density for the area. While there was no real residential intensification in 2021, the addition of local commercial services will help support increases in dwellings and population in this area in the future.



Table 21: Urban Centre Density Target

Year	Net Residential Area (ha)	Dwelling Units	Dwelling Units/Net Res Ha
<i>2018*</i>	25.4	1017	40.0
<i>2019</i>	25.4	1019	40.1
<i>2020</i>	25.4	1019	40.1
<i>2021</i>	25	1014	41

*Secondary suite data not available in 2018.

KEY DEVELOPMENT HIGHLIGHTS

Some of the key developments and initiatives for 2021 include:

- 65th Avenue ASP was adopted. This ASP provides a framework for the development of mixed-used, commercial, industrial and residential uses in a key area of the city, just south of the Edmonton International Airport and the future 65th Avenue interchange.
- The Seasonal Outdoor Patio Policy was amended in 2021 to provide more opportunities for businesses to open seasonal patios between April 15 and October 15 each year. The program was expanded to allow businesses anywhere in Leduc to participate and more options for patios to be operated on City owned property.
- The Land Use Bylaw went through a series of amendments, some of which provided more flexibility around the provision of group homes, shelters, and home-based businesses in order to be more open and inclusive. Additionally, election sign regulations were also updated in order to maintain traffic safety and to minimize the aesthetic impact on the urban environment.
- The Land Development Policy was updated by amending requirements for development agreements, financial security requirements and criteria for accepting development bonds for Financial Securities.
- An electric vehicle charging station and solar carport was approved in 2021 and construction was near completion in 2021. Located in Downtown Leduc (49th Street and 49th Avenue), this installation is intended to bring people into Leduc's downtown core, supporting local business and our community's economic recovery. The solar carport will also reduce the city's carbon dioxide emissions by approximately 15 tonnes annually; this is equivalent to planting 200 trees each year.
- The RCMP/ Protective Services building renovation is nearing completion. The building, originally built in 1995, will now have an additional 1,900 square metres of space. The new addition adds capacity to support the detachment for 20 to 30 more years.
- Two major commercial developments were approved for construction located in the West Commercial and the Central Business District creating a total of 19 commercial retail bays for lease. Five of these bays are currently being occupied by Leduc LINX Connect Centre.

CONCLUSION

This report has provided a snapshot of Leduc's growth and development patterns in 2021 for both residential and non-residential land uses. This is the third year in which the City has undertaken the reimagined Annual Monitoring Report. As annual growth monitoring continues, trends will become more readily apparent and provide a solid basis for better understanding the nature of our municipality's growth.